



Commission Action

November 19, 2013

PROJECT
Height Master Plan
Washington, DC

NCPC FILE NUMBER
6886

NCPC MAP FILE NUMBER
N/A

SUBMITTED BY
Staff of the National Capital Planning
Commission

APPLICANT'S REQUEST
Authorization to transmit final
recommendations to the U.S.
House Committee on Oversight and
Government Reform

REVIEW AUTHORITY
40 U.S.C. § 8711(a)

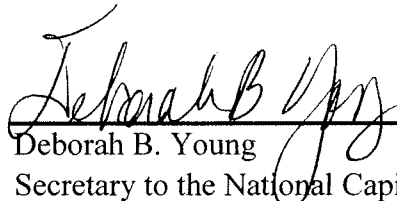
The Commission:

Authorized transmittal of the following final recommendations and accompanying report to the U.S. House Committee on Oversight and Government Reform:

1. To protect the integrity of the form and character of the nation's capital, the federal Height Act should remain in place and no changes should be made to the formula or approach for calculating allowable building height.
2. There may be some opportunities for strategic change in the areas outside of the L'Enfant City where there is less concentration of federal interests. However, additional study is required to understand whether strategic changes to the Height Act would impact federal interests within this area.
3. The city's most significant viewsheds, to include without limitation, those to and from the U.S. Capitol and the White House, should be further evaluated and federal and local protections established, which include policies in the Federal and District Elements of the Comprehensive Plan.
4. Amend the Height Act to allow for human occupancy in existing and future penthouses, with the following restrictions:
 - Include specific protections related to sightlines for select federal buildings including but not limited to, the U.S. Capitol and White House.
 - Support communal recreation space on rooftops by allowing human occupancy in roof structures, where use of those structures is currently restricted under the Height Act to

mechanical equipment, so long as the façade of these structures continue to be set back from exterior building walls at a 1:1 ratio.

- Impose an absolute 20 foot maximum height and a limitation of one story for penthouse structures above the level of the roof, which must contain within all mechanical equipment and elevator, stair other enclosures, with no additional construction allowed above the penthouse roof for any purpose.
5. Delete Sections 2-4 of the Height Act, as contained at 36 Stat 452, chap 263, sec 2-4 (1910), which solely relate to fireproof construction. These proposed deletions are antiquated fire and safety requirements that have been updated and incorporated into modern day codes by the District of Columbia.

Deborah B. Young [Date]
Secretary to the National Capital Planning Commission